

153.0

0002

0009.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

713,500 / 713,500

USE VALUE:

713,500 / 713,500

ASSESSED:

713,500 / 713,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCINNIS LEAH JANE	
Owner 2: PAIKIN DAVID NEIL	
Owner 3:	

Street 1: 51 EUSTIS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BIRMINGHAM MATTHEW C & ERIN -	
Owner 2: -	

Street 1: 51 EUSTIS ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1409 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4124.000	277,700	800	435,000	713,500		101543
							GIS Ref
							GIS Ref
							Insp Date
							01/20/18

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

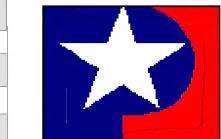
713,500 / 713,500

USE VALUE:

713,500 / 713,500

ASSESSED:

713,500 / 713,500


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	101543
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	13:37:22
Print	
Last Rev	
Civil District:	
Ratio:	

Total AC/Ha: 0.09467 Total SF/SM: 4124 Parcel LUC: 101 One Family Prime NB Desc: Brackett Total: 434,976 Spl Credit Notes

Total: 435,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	OTH FIX-SINK IN BMT.												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:													
				1/2 Bath:	Rating:	A HBth:	Rating:													
				OthrFix: 1	Rating: Fair															
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C - Average				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1														
Year Blt: 1938	Eff Yr Blt:	Location:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Alt LUC:	Alt %:	Total Units:		Other																
Jurisdict: G5	Fact: .	Floor:		Upper																
Const Mod:		% Own:		Lvl 2																
Lump Sum Adj:		Name:		Lvl 1																
INTERIOR INFORMATION				Lower																
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Phys Cond: GD - Good		Totals	RMS: 7	BRs: 3	Baths: 2	HB												
Sec Int Wall: %	Partition: T - Typical	Functional: %		Exterior:	No Unit	RMS	BRS	FL												
Prim Floors: 3 - Hardwood	Sec Floors: %	Economic: %		Interior:	1	7	3	M												
Bsmnt Flr: 14 - Asphalt Tile	Bsmnt Gar: 1	Special: %		Additions:																
Subfloor:	Electric: 3 - Typical	Override: %		Kitchen:																
Insulation: 2 - Typical	Int vs Ext: S	CALC SUMMARY		Baths:																
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Basic \$ / SQ: 110.00		Plumbing:																
# Heat Sys: 1	% Heated: 100	Size Adj.: 1.35000002		Electric:																
Solar HW: NO	% Com Wal	Const Adj.: 0.98990101		Heating:																
Model: Serial # Year: Color:		Adj \$ / SQ: 147.000		General:																
COMPARABLE SALES				WtAv\$/SQ: AvRate: Ind.Val																
Code Description A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 153.0-0002-0009.A				SUB AREA					
19 Patio A Y 1 13X19	A AV	1995	3.77 T	19.2	101			800		800					SUB AREA DETAIL					
Total Yard Items: 800	Total Special Features: 800	Total:	800									Code Description Area - SQ Rate - AV Undepr Value	Sub Area % Usbl Descrip % Type Qu # Ten							
More: N												FFL First Floor 984 147.000 144,648								
												BMT Basement 850 44.100 37,485								
												HST Half Story 425 147.000 62,475								
												Net Sketched Area: 2,259 Total: 244,608								
												Size Ad 1409 Gross Area 2684 FinArea 1409								
												IMAGE				AssessPro Patriot Properties, Inc				
																				